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**S-3181**  
**VALLEY LAKES SHOPPES SUBDIVISION**  
**Authorization to File Belated Primary Approval Extension**  
**Request**

**STAFF REPORT**  
**August 30, 2012**

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**Staff Report**  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

The developer, Andrew Gutwein (represented by Roger Fine of Fisher & Associates), is requesting authorization to file a belated request for three 2-year primary approval extensions for a 6-lot commercial subdivision on 31.866 acres originally granted approval on July 17, 2002. The site is located on the south side of Veterans Memorial Parkway, between Regal Valley Drive and S. 18th Street, in the City of Lafayette, Wea 9 (SE) 22-4.

**STAFF COMMENTS**

Construction plans for Phase 1, approved in July 2003, included part of the internal private drive (Regal Valley Place), sanitary sewer and water mains, and site drainage. A one lot final plat was recorded latter the same month for a 2 acre site at the southwest corner of Veterans Memorial Parkway and Regal Valley Drive. Phase 2 construction plans were approved in May 2004, including the rest of the internal drive and infrastructure to develop a lot along S. 18<sup>th</sup> Street that has not recorded.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

**STAFF RECOMMENDATION:**

Approval to authorize the filing of the belated extension request.

*If authorized, the belated request will be placed on the September 19<sup>th</sup> APC meeting agenda.*